

Design Adjustment Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name Brier Creek North Subdivision		
	Case Number S-23-17		
	Transaction Number T#512075		
OWNER	Name Tim Dockery (CIP Brier Creek LLC)		
	Address 111 E. Hargett Street		City Raleigh
	State NC	Zip Code 27601	Phone 336-678-4125
CONTACT	Name Richard Brown, PLA		Firm Kimley-Horn
	Address 421 Fayetteville St		City Raleigh
	State NC	Zip Code 27601	Phone 919-653-2976
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
<ul style="list-style-type: none"> - The subject property is zoned RX-3. - Article 8.2.3b requires a minimum block perimeter length of 3,000' - The current block length is approximately 19,200 lf. - This subdivision proposal improves the block connectivity with the dedication of Aviation Pkwy right of way, however this property is not capable of completely meeting the maximum block length. - See page 2 for more detail. 			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

Date

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to
designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
 Development Services, Development Engineering
 One Exchange Plaza, Suite 500
 Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -	-
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Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



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The Development Services Director may in accordance with *Sec. 10.2.18*. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;

The proposal meets the intent of this article to the maximum extent practicable. Per the attached subdivision plan, with the dedication of Aviation Parkway right of way, the block length will be reduced to ~13,000 lf. Additionally, Street 'A' within the property from Glenwood Ave., promotes connectivity as the east/west connection via easement through the NCDOT property.

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

The request conforms to the Comprehensive Plan and the Raleigh Streets Plan. Aviation Parkway is designated on the streets plan to be extended through the subject property. This subdivision proposes the dedication of Aviation right of way which allows for the extension.

- C. The requested design adjustment does not increase congestion or compromise Safety;

The requested design adjustment does not increase congestion or compromise safety. The increased connectivity will help relieve congestion and promote safe circulation.

- D. The requested design adjustment does not create any lots without direct street Frontage;

The requested design adjustment does not create lots w/o direct street frontage. See Subdivision Plan (attached).

- E. The requested design adjustment is deemed reasonable due to one or more of the following:

1. Topographic changes are too steep;
2. The presence of existing buildings, stream and other natural features;
3. Site layout of developed properties;
4. Adjoining uses or their vehicles are incompatible;
5. Strict compliance would pose a safety hazard; or
6. Does not conflict with an approved or built roadway construction project
7. adjacent to or in the vicinity of the site.

The requested design adjustment is reasonable due to the following factors:

1.) A north/south connection from Glenwood Ave to TW Alexander is not feasible due to steep topography within a narrow strip of property.

6.) Does not conflict with an approved or built roadway project. The plan allows for the construction of Aviation Pkwy. extension.

Other): The adjacent property to between the properties is owned by NCDOT. The preclusion of a public street right of way across the DOT property limits the ability of the project to provide an east/west connection, which could possibly achieve the max. block length.

Individual Acknowledgement



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STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF Wake

I, Tracie L. Jacobs, a Notary Public do hereby certify that
Richard L. Brown personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 13th day of March, 2018.

(SEAL)



Notary Public

Tracie Jacobs

My Commission Expires

5.11.2020

THE CROWN COMPANIES, LLC
BRIER CREEK -
AVIATION PARKWAY NORTH
NORTH CAROLINA

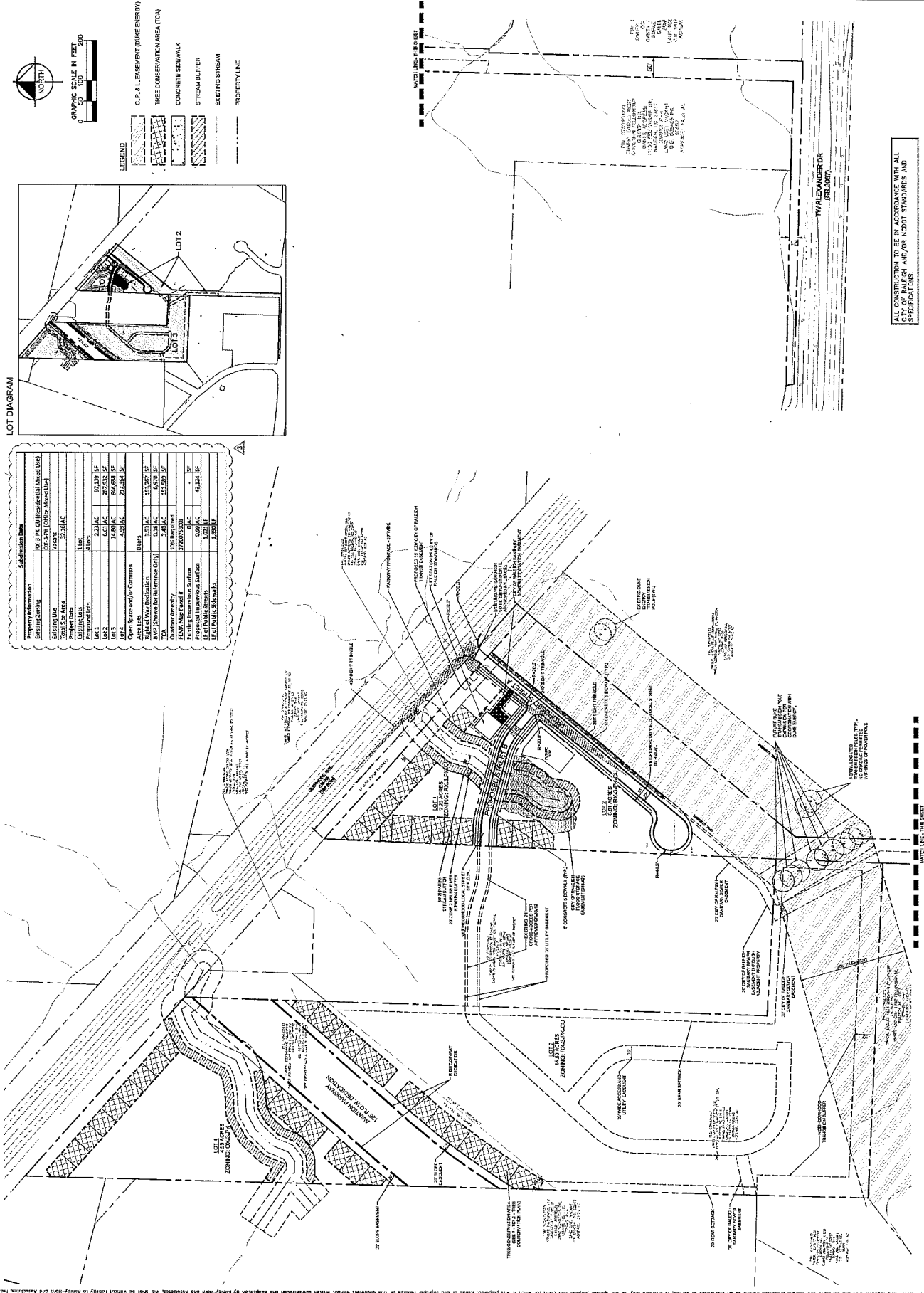
PRELIMINARY
SUBDIVISION PLAN

012854006
KIMLEY-HORN PROJECT
04/26/2017
DESIGNED BY: A/HK
CHECKED BY: BJC
DATE: 04/26/2017

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NO.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	10/4/17	AHK
2	PER CITY COMMENTS	12/1/17	AHK
3	PER CITY COMMENTS	02/06/17	AHK

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NC DOT STANDARDS AND SPECIFICATIONS.



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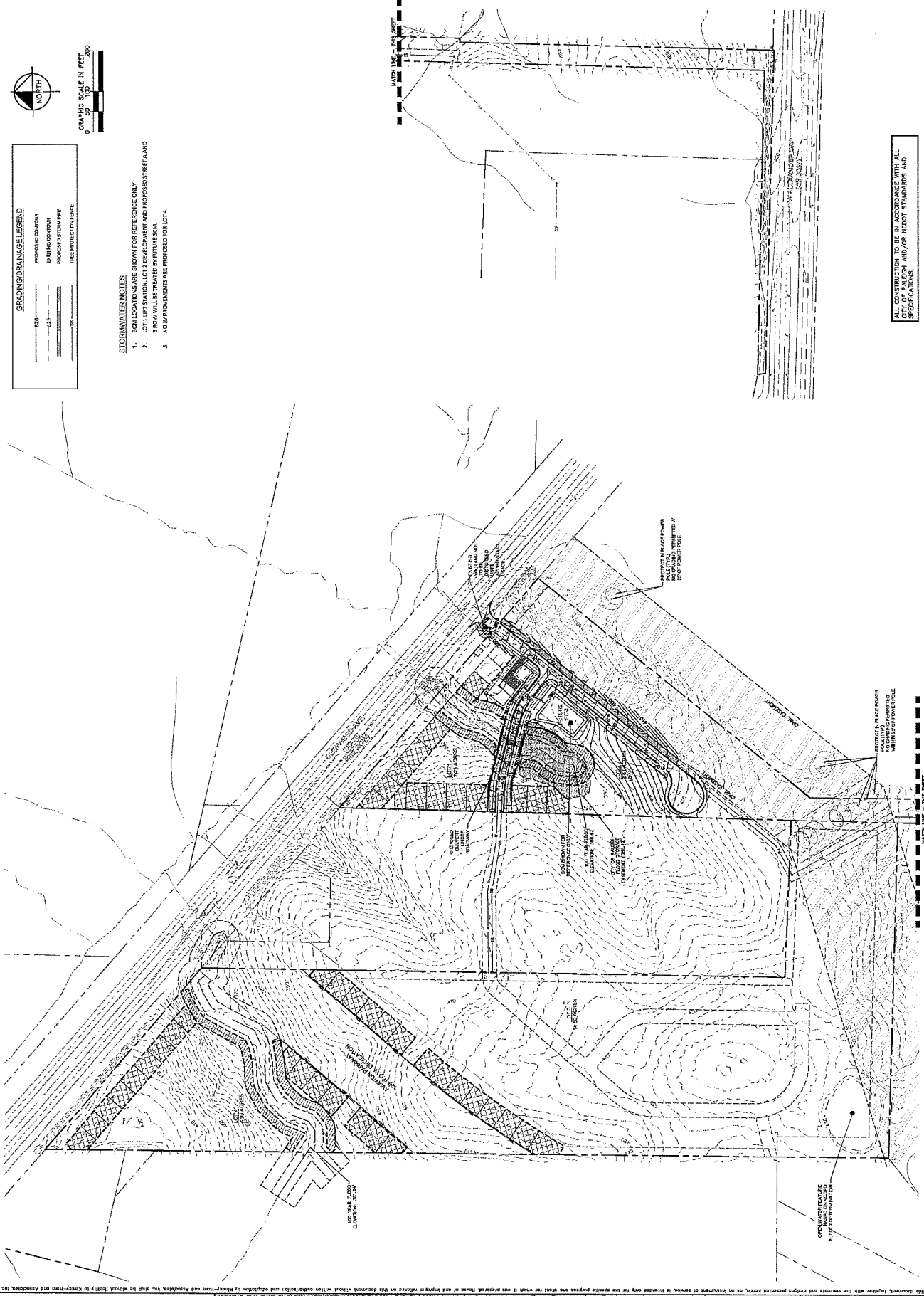
KHA PROJECT	012884006
DATE	04/26/2017
SCALE	AS SHOWN
DESIGNED BY	AHK
DRAWN BY	AHK
CHECKED BY	BJC



Kimley»Horn
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BY	DATE	REVISIONS
AHK	10/4/17	PER CITY COMMENTS
AHK	12/21/17	PER CITY COMMENTS
AHK	02/06/17	PER CITY COMMENTS

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